



## PROPOSED MEETING AGENDA

140 Worcester Street, West Boylston, Massachusetts 01583

In accordance with the provisions of MGL 30A §§ 18-25

Planning Board	April 9, 2021
Board / Committee Name	Date of Notice
Meeting Place	Remote Zoom Meeting
	Conference Room Number or Location
April 14, 2021 @ 7:00PM	Melanie Rich
Date / Time of Meeting	Clerk or Board Member Signature
<b>Meeting CANCELLED or POSTPONED to:</b>	<b>Date of Cancellation or Postponement</b>

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of West Boylston Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to view this meeting while in progress may do so by joining the Zoom Meeting:

Join Zoom Meeting

<https://zoom.us/j/97908755680?pwd=VnhYcmk1aURDTHhodzN3eTdTY29hUT09>

Meeting ID: 979 0875 5680

Passcode: 661113

Dial by your location

+1 646 558 8656 US (New York)

- 7:00 PM Citizens' Comments (*Except in unforeseen or emergency circumstances, any matter presented for consideration of the Board by a member of the public shall neither be acted upon, nor a decision made the night of the presentation. A scheduled time on a future agenda may be necessary, at the Board's discretion.*)
- 7:05 PM **Public Hearing (continued):** Site Plan Review and Stormwater Management applications for the proposed construction of a 2,400 square foot building and the expansion of the parking lot on Woodland Street in West Boylston MA. It is an expansion of the Kidoodles Child Care Center of Holden at about 275 Woodland Street
- 7:30 PM **Public Hearing (continued):** Site Plan Review, Special Permit, and Stormwater Management Permit applications submitted by Evergreen Strategies, LLC, for a proposed marijuana grow and cultivation facility located on 166 Hartwell Street
- 8:00 PM **Old Business:**
- 1) Westland Circle & Nuha Circle Updates
  - 2) Discussion of Town Zoning Map acceptance

### 3) Zoning Bylaw Changes for the May 17<sup>th</sup> Town Meeting:

#### 1. Amend Section 1.4- Non-Conformity

##### A. Continuation of Non-Conforming Uses

Any lawful building or use of a building or premises or part thereof at the time of this by-law or any amendment thereto is adopted may be continued, although such building or use does not conform to the provisions thereof, provided such use has not been discontinued for a period of ~~one year~~ **two years**.

#### 2. Amend Section 2.4- Lots in Two Districts

Where a district boundary line divided a lot in a single or joint ownership at the time such line is adopted, the regulations for the less restricted portion of such lot shall **not** extend ~~not more than thirty feet~~ into the more restricted portion, ~~provided the lot has a frontage on a street in the less restricted district.~~

#### 3. Delete Section 3.4 of Zoning Bylaws for Accessory Apartments, label as Reserved

– Currently only being used to make 2-family dwellings in Single Residence Districts.

#### 4. Amend Section 3.6.C.2.a) Submittal of Site Plan

a. An applicant for a Site Plan Review under this section shall file with the Planning Board twelve (12) copies of the site plan (drawn at a scale of 1" = ~~20'~~ **40' or greater**, or other approved scale) accompanied by a completed Site Plan Review Application, all fees, and a list of abutting property owners. The date of filing with the Town Clerk shall be the official filing date.

#### 5. Amend Section 3.6.E.8.)

Stormwater Management (Grading and Drainage): All site plan applicants must submit drainage calculations to show compliance with DEP (Department of Environmental Protection) Stormwater Guidelines. **Rainfall intensity values shall be based on the most recent NOAA Atlas-14 data.**

#### 6. Amend Section 5.1- Accessory Use

In Single Residence, General Residence and Business Districts accessory use is permitted on the same lot with and customarily incident to any of the uses permitted in Section 3.2, and not detrimental to a residential neighborhood. All accessory uses shall **have a smaller footprint than the primary use structure on the lot and shall** comply with the dimensional requirements for the primary use to which they are an accessory, as stated in Section 4.2. Swimming pools and racquet courts are permitted as accessory structures in all districts and require a building permit. They shall be fenced or otherwise protected against intrusion as required by the State Building Code. Racquet court fencing shall be at least eight feet (8') high. Swimming pools shall comply with the Town's General Bylaws, Article XV, Section 6. ~~The term "accessory use" in this section shall not include:~~

~~1) Garage space for more than three automobiles except for owner's use;~~

~~2) The sale of produce unless the major portion thereof is raised on the premises.~~

8:30 PM    **New Business/Review of Correspondence/Emails:**

8:35 PM    Reports from Other Boards

8:45 PM    Review/Approve Payment of Invoices and review draft March 24<sup>th</sup> Public Hearing Meeting Minutes for Kidoodles Child Care, Evergreen Strategies, and Regular Meeting Minutes

Confirm May 12 at 7:00 p.m. as the next regular meeting date and time.

Adjourn